



25 Joanmount Drive , Belfast, BT14 6PB

Offers Around £144,950

Handsome Period Semi Detached Villa Situated Within This Most Popular Location.

An excellent opportunity to acquire a semi detached villa with private hard landscaped rear garden situated just off the Oldpark Road with its many amenities and the City a short commute away. The interior comprises 2 bedrooms, lounge into bay, fitted kitchen with informal dining and classic bathroom suite to ground floor. The dwelling further offers gas central heating with recently installed boiler, uPvc double glazed windows, bedroom with en-suite wc, low outgoings, extensive use of ceramic and wood laminate floor coverings and is ideally suited to the first time buyer or investor alike. With shared driveway, hard landscaped gardens and low outgoings combine with the most convenient location and further potential to make this a home not to be missed - Early Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

25 Joanmount Drive

, Belfast, BT14 6PB



- Handsome Period Semi Detached Villa
- 2 Bedrooms, Principal With En-Suite
- Fitted Kitchen With Informal Dining
- Gas Central Heating
- Fantastic Opportunity
- Classic Bathroom Suite
- Excellent Rear Garden
- Lounge
- uPvc Double Glazed Windows
- Most Popular Location

Entrance Hall

UPvc double glazed entrance door.

Lounge

12'8" x 8'5" (3.88 x 2.59)

Attractive brick fireplace, wood laminate floor, double panelled radiator.

Kitchen

11'10" x 9'2" (3.62 x 2.80)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, fridge/freezer space, plumbed for washing machine, wall mounted gas boiler, partly

tilled walls, ceramic tiled floor, built-in storage, under stairs storage, double panelled radiator.

Rear Lobby

Ceramic tiled floor, hardwood door to rear.

Bathroom

Classic white suite comprising shower cubicle, electric shower, low flush wc, pedestal wash hand basin, pvc panelled walls, ceramic tiled floor, panelled radiator.

First Floor

Landing, built-in storage.

Bedroom Into Bay

12'11" x 8'2" (3.94 x 2.51)

Wood laminate floor, panelled radiator.

Bedroom

11'10" x 9'8" (3.63 x 2.97)

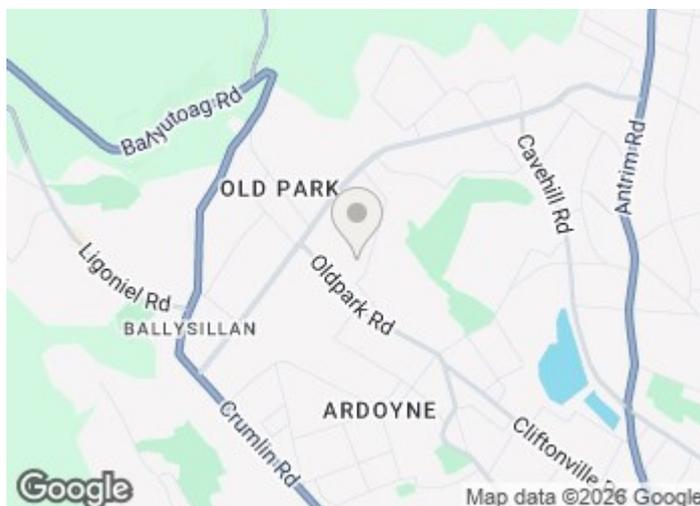
At widest, wood laminate floor, built-in storage, panelled radiator.

En-Suite Wc

Low flush wc, wash hand basin, wood laminate floor.

Outside

Hard landscaped front and rear in concrete pavers, outside tap, shared driveway parking.



Directions



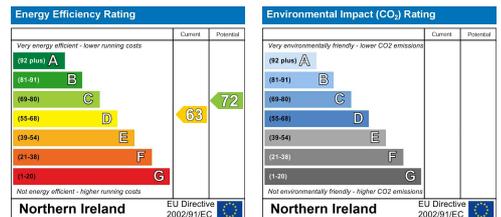
Floor Plan

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Total Area: 52.1 m² ... 561 ft²
 All measurements are approximate and for display purposes only

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